

Town of Stonington Conservation Commission
Minutes of a Regular Meeting held on March 24, 2014
Police Station Community Meeting Room, 173 South Broad Street, Pawcatuck, CT

1. Call to order: Called to order by Chairman Stanton Simm at 7:43 p.m. Commission members also in attendance were Walter Grant, Ben Baldwin and Robert Dewire. Members Stuart Cole, Jim Friedlander, Tim Bell, and Sheila Lyons and Town Planner Keith Brynes were absent. Members of the public were present.

2. Review of Town Developments and Proposals

2a. PZ1401SD & GPP Standard Oil Co. of South Minster (Craig White) - Subdivision
application for a 3 lot re-subdivision of a 17.18 acre parcel. Property located at 248

New London Tnpk., Stonington. Assessor's Map 138 Block 3 Lot 10A. Zone GBR-130. Patrick Lafayette of Development Solutions described the proposed re-subdivision called Smoke House Estates and requested a fee in lieu of open space. No dedicated open space is adjacent. It was noted that the Connecticut Forest and Park Association holds 41 acres of open space donated by Wilfred Caron which is located about 200 feet southwest at 208 North Stonington Road. Deeded access to the historic Whittlesey Cemetery (parcel 138-3-10B, owned by others) will be transferred to the created front lot. Carlene Donnarummo asked if the share of the fee in lieu of open space would be paid by the lot with the existing house and Mr. Lafayette said it would. MOTION: Accept the plan as presented with a fee in lieu of open space (Dewire, Grant). Passed unanimously.

2b. b. Any pending applications and new preliminary proposals:— None.

3. Old Business

3a. Mystic River Dam Committee – Status of the dam removal project is unknown.

3b. Discussion of Stonington's 200 Greatest Roadside Trees – Chairman Simm said that the Stonington Garden Club is interested in working on the list. Ben Baldwin to provide the Conservation Commission's list.

3c. Discussion of Open Space and Conservation Easement Transfers for Ongoing and Past Subdivisions. No known changes.

3d. Discussion of 2014 Plan of Conservation and Development. Walter Grant said the POCD subcommittee will be meeting with their consultant Glenn Chalder next week.

3e. Discussion of Updates to 2007 Open Space Plan – Walter Grant said they will need the updated "Plan of Conservation and Open Space." Details of the land acquisition examples (Hoffman Evergreen Preserve addition, Fusina conservation easement, and Crowley addition to Barn Island WMA) are needed. Chairman Simm went over the changes to the Open Space Plan previously discussed by the Conservation Commission. He distributed a list of recommended changes. The changes were discussed.

3f. Installing signs on Town open space properties. Ben Baldwin said he had looked at posting the Town open space between Hewitt and Hatch Streets, but did not because the boundaries are vague and close to homes, similar to land on West Arch Street. He said he was considering putting up discs at Moss Park.

3g. Any Other Old Business. None.

4. Open Space Parcels

4a. Discussion of parcels for preservation –Carlene Donnarummo asked the status of making Moss Park (14-2-1) dedicated open space. Chairman Simm said the First Selectman had been asked to move forward the idea of transferring it in fee to a land trust or giving a conservation easement.

Chairman Simm said former Town Planner and current real estate broker Bob Birmingham had contacted him to see if the Conservation Commission could assist in preserving a portion of the Walsh property at 34 Anguilla Brook Road (47-1-2) which he has listed for sale. There is the possibility of a NRCS purchase of an easement over 17 acres that includes the brook, ponds and historic rock where Narragansett Chief Canonchet was beheaded in 1676.

Ben Baldwin noted that 106 Farmholme Road (59-1-7), a 28.81-acre cedar swamp adjacent to Avalonia's McKinley Preserve is listed for sale in a package with 90 Farmholme Road, a 7.55-acre parcel with a small residence in poor condition near the road, together for \$210,000 or \$5,776 per acre.

5. New Business – None discussed

6. Review of minutes

The minutes of 2/24/2014 were not reviewed.

7. Adjournment – Motion to adjourn (Walter Grant) made at 10:14 p.m.

Minutes submitted by



Ben Baldwin

Secretary, Town of Stonington Conservation Commission

Approved at a regular meeting on 4/28/2014.